

Cotters Hill Close

Little Haywood, Stafford, ST18 0UT



A very well presented and affordably priced three bedroom detached house located in the popular village of Little Haywood which is close to Cannock Chase, the picturesque Trent & Mersey canal and the National Trust Estate at Shugborough.

£275,000



John German

Located in a pleasant and quiet cul de sac that leads off Priory Drive and St. Mary's Road, here is an opportunity to buy an appealing three bedroom detached house that sits on a good sized plot and offers further potential for extension if desired. An ideal home for upsizers and downsizers alike.

The front main entrance leads you into an entrance hall that leads you immediately then into an attractive front facing lounge with feature fireplace, bay window and double doors that lead into the dining kitchen. Also leading off the lounge is a door that gives access to the staircase and first floor.

The dining kitchen is of excellent size and enjoys direct access into and views of the rear garden. It has a perfectly proportioned dining area and a well appointed fitted kitchen section that has a range of high gloss white base and wall units, worktops and splash back tiling, stainless steel sink unit, built in oven, hob and extractor hood, appliance spaces for a dishwasher, fridge freezer, washing machine and tumble dryer. The floor covering throughout the ground floor is an attractive modern laminate.

The first floor landing has a side aspect window that provides excellent natural light and there is access to the three good sized bedrooms, family bathroom and airing/storage cupboard.

Bedroom one is a front facing double room with plenty of space for wardrobes, bedroom two is a rear facing double room with plenty of wardrobe space and bedroom three would make an ideal childrens bedroom and it is much larger than many third bedrooms. The family bathroom has been refitted to offer a contemporary white and chrome suite together with some partial aqua boarding to offer a bath with shower over, low level WC and wash hand basin.

Outside - A single integral garage has an up and over door, electric light and power points, Worcester gas fired central heating boiler. A block paved driveway is flanked by a lawned fore garden and a gated and paved side entrance. The above average sized rear garden is well maintained and designed for easy maintenance with the principal areas being lawned and bordered with shrubs. There is also a full width patio area and garden shed tucked away at the side of the house.

Note: Please call the Stafford Office to see a copy of the Land Registry Title Deed which contains covenants affecting this property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Stafford Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04032025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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